

114.0

0012

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

647,800 / 647,800

USE VALUE:

647,800 / 647,800

ASSESSED:

647,800 / 647,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
81		EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PEDULLA THOMAS/TRUSTEE &	
Owner 2: AQUILINO CHRISTINE /TRUSTEE	
Owner 3: PEDULLA-AQUILINO INVEST TRUST	

Street 1: 81 EDMUND ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PEDULLA THOMAS/ETAL -

Owner 2: AQUILINO CHRISTINE -

Street 1: 81 EDMUND ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,559 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Stucco Exterior and 1526 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5559		Sq. Ft.	Site		0	70.	1.06	5									410,738						410,700	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5559.000	236,600	500	410,700	647,800		73663
							GIS Ref
							GIS Ref
							Insp Date
							08/13/18

Total Card	0.128	236,600	500	410,700	647,800	Entered Lot Size
Total Parcel	0.128	236,600	500	410,700	647,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	424.51	/Parcel: 424.5	Land Unit Type:

PREVIOUS ASSESSMENT **Parcel ID** 114.0-0012-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	236,600	500	5,559.	410,700	647,800	647,800	Year End Roll	12/18/2019
2019	101	FV	198,600	500	5,559.	416,600	615,700	615,700	Year End Roll	1/3/2019
2018	101	FV	198,200	500	5,559.	311,000	509,700	509,700	Year End Roll	12/20/2017
2017	101	FV	198,200	500	5,559.	281,600	480,300	480,300	Year End Roll	1/3/2017
2016	101	FV	198,200	500	5,559.	269,900	468,600	468,600	Year End	1/4/2016
2015	101	FV	185,900	500	5,559.	228,800	415,200	415,200	Year End Roll	12/11/2014
2014	101	FV	185,900	500	5,559.	217,100	403,500	403,500	Year End Roll	12/16/2013
2013	101	FV	185,900	500	5,559.	206,500	392,900	392,900		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEDULLA THOMAS/	67657-253		7/21/2016	Convenience		1	No	No	
PEDULLA THOMAS	25196-114		2/27/1995			1	No	No	F

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
1/25/2018	93	Solar Pa	11,500	C					8/13/2018	Meas/Inspect	BS	Barbara S											
4/7/2017	387	Porch	6,000	C					12/10/2008	Meas/Inspect	294	PATRIOT											
10/23/1995	611		11,000					REMODEL KIT/BATH	3/20/2000	Inspected	264	PATRIOT											
									2/15/2000	Measured	263	PATRIOT											
									1/1/1982		CS												

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	OF=SINK IN BMT.										
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 6 - Stucco	Sec Wall: 19 - Texture 111 10%	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:											
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: PINK	View / Desir:	1/2 Bath:	Rating:	A HBth:	Rating:											
GENERAL INFORMATION				OthrFix: 1	Rating: Average	OTHER FEATURES	1st Res Grid	Desc: Line 1	# Units: 1									
Grade: C - Average	Year Blt: 1949	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O									
Jurisdct:	Const Mod:	Lump Sum Adj:	%	A Frpl: 1	Rating: Average	WSFlue:	Rating:	Other										
INTERIOR INFORMATION				Total Units:	Floor:	% Own:	Name:	Upper										
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL								
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total: 25 %	Override:	Functional:	%	Interior:	1	6	2									
Bsmnt Flr: 4 - Carpet	Subfloor:	Electric: 3 - Typical	Insulation: 2 - Typical	Economic:	%	Additions:												
Bsmnt Gar: 1	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	Special:	%	Kitchen:												
# Heat Sys: 1	% Heated: 100	% AC: 100	NBHD Inf: 1.00000000	Override:	%	Baths:												
Solar HW: Yes	Central Vac: NO	% Com Wall:	NBHD Mod:	Total: 236597	%	Plumbing:												
CALC SUMMARY				Basic \$ / SQ: 105.00		Electric:												
				Size Adj.: 1.33807337		Heating:												
				Const Adj.: 1.00548494		General:												
				Adj \$ / SQ: 141.268		Totals	1	6	2									
DEPRECIATION				Other Features: 83552														
				Grade Factor: 1.00														
				NBHD Inf: 1.00000000														
				NBHD Mod:														
				LUC Factor: 1.00														
				Adj Total: 342894														
				Depreciation: 106297														
				Depreciated Total: 236597														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:										
				Juris. Factor:		Before Depr:	141.27											
				Special Features: 0		Val/Su Net:	92.49											
				Final Total: 236600		Val/Su SzAd:	155.05											
SPEC FEATURES/YARD ITEMS				PARCEL ID	114.0-0012-0004.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	1	8X10	A	AV	1975	0.00	T	35.2	101						
19	Patio	D	Y	1	17X11	A	AV	1949	4.26	T	40.8	101			500		500	
More: N	Total Yard Items:	500	Total Special Features:			Total:	500											
RESIDENTIAL GRID																		
OTHER FEATURES																		
CONDOS INFORMATION																		
REMODELING																		
RES BREAKDOWN																		
SUB AREA																		
SUB AREA DETAIL																		
IMAGE																		
AssessPro Patriot Properties, Inc																		